

PLANNING COMMISSION MINUTES OF JANUARY 9, 2006

2005-1157 – Classic Communities [Applicant] **Junction Oaks Properties** [Owner]: Application for related proposals on a 1.2-acre site located at **1035 North Fair Oaks Avenue** (near Weddell Dr) in an M-S/ITR/R-3/PD (Industrial & Service/Industrial to Residential/Medium-Density Residential/Planned Development) Zoning District. (Mitigated Negative Declaration)(APN: 110-14-168) KD

- **Special Development Permit** to allow construction of 30 condominium flats, and
- **Tentative Map** to create 30 condominium units

Kelly Diekmann, Associate Planner, presented the staff report. Mr. Diekmann provided a handout to the commissioners that had been reviewed by staff and will be included as additional exhibits and/or replacement of previous exhibits, site plans and landscape plans. Mr. Diekmann said the applicant utilized a municipal code provision for a density bonus to achieve a density of approximately 26 units per acre where 24 is otherwise the maximum. Staff is in support of the project.

Mr. Diekmann noted that there have been two changes to the Conditions of Approval (COA). COA 3.B. is related to the Below Market Rate (BMR) units. COA 4.J. regarding the Transportation Demand Management (TDM) information kiosk, clarifies that the applicant can provide information in the corridors of the units rather than on a kiosk.

Mr. Diekmann said the handout provided addresses concern about the configuration of the compact parking spaces and the potential loss of a parking space, but the applicant has redesigned the layout in the rear main parking area and has been able to retain the 32 surface parking spaces no longer losing a space. The applicant has provided a perspective view of the Fair Oaks units. The handout addresses the internal corridor for the building and the applicant will discuss the access and the security systems for the buildings.

Comm. Babcock asked about the color options for the buildings. Mr. Diekmann described the three proposed color schemes and said color samples are available for the Commission to view.

Comm. Simons noted that there are also options with the brick selection as well as color of the bricks. Mr. Diekmann stated that staff's comments on the bricks were more related to the integrity of the material and the appearance and texture, but were not so much concerned with the color. Comm. Simons asked if there

was any particular language in the COAs regarding the colors and materials. Mr. Diekmann stated that there are specific COAs on materials in section 5 and that there will be brick used in the design.

Chair Hungerford opened the public hearing.

Jonathan Stone, applicant, discussed the modifications of the architecture of the buildings and the redesign. He said the security system for the building will be a wall-mounted keypad entry system located outside of each of the main entrances. He said that the useable open space requirement should be met with some adjustment to the two most southern buildings.

Chair Hungerford asked about the repositioning of the buildings to meet the open space requirement. Mr. Stone clarified that with some adjustment they will be able to meet that requirement.

Harriet Rowe, member of the public, said she has some concerns about the height of the buildings. Ms. Rowe said she likes the compact parking spaces, but thinks the parking would be better if it were spread out instead of clustered into a few locations. Ms. Rowe said she thinks this is a nice development.

Jonathan Stone, applicant, stated that the building heights are lower than the neighboring Pulte project.

Comm. Simons requested the Commission discuss issues concerning the aesthetics, including the color schemes, entrances, and any other changes and modifications that might be appropriate for this project. **Chair Hungerford** agreed that discussion regarding the aesthetics would be a good idea. The Commissioners discussed possible color schemes.

Comm. Babcock discussed with staff wording for a COA regarding color schemes. Mr. Diekmann said that style of the architecture and contrast with other projects should be considered. Comm. Babcock recommended using something with more color than just beige. Mr. Diekmann said consolidating the three color schemes into two would be a possibility and would simplify the use of colors throughout the site.

Mr. Stone said that Classic Communities has six color schemes from the Mary Manor II project and that could be narrowed down to three selections that will be different from the current color schemes.

Chair Hungerford closed the public hearing.

Ms. Ryan summarized that the Planning Commission is looking for darker bolder colors and supports not using beige as the primary color.

Comm. Babcock moved alternative 1, to adopt the Mitigated Negative Declaration and approve the Special Development Permit and Tentative Map with attached conditions.

Comm. Simons seconded and recommended that alternative 1 be changed to alternative 2 to adopt the Mitigated Negative Declaration and approve the Special Development Permit and Tentative Map with modified conditions. He offered a friendly amendment to include the wording to COA 9.I. that tree selections shall be of large native species as appropriate for the site. This was acceptable to the maker of the motion. He also requested that 16.A. have reference to the Valley Transportation Authority (VTA) Pedestrian Guidelines. Ms. Ryan noted that the VTA Pedestrian Guidelines is already referenced in the Fair Oaks/Tasman document so it does not need to be added into the COAs.

Comm. Babcock said that this is a very innovative project.

Comm. Simons commented that the color scheme discussion between the Commission was very useful. He said he likes the style of this development and likes the modified conditions.

Chair Hungerford added that there were some other conditions listed earlier by staff that he wanted to make sure were a part of the modifications. These were regarding the four BMR units rather than three and the transit information being displayed the building corridors rather than on a kiosk. Comm. Babcock confirmed that the changes provided by staff were to be included in the motion. Ms. Ryan requested and confirmed with the Commission that on the BMR item that it be 12.5% rather than the specific number of units.

FINAL ACTION:

Comm. Babcock made a motion on 2005-1157 to adopt the Mitigated Negative Declaration and approve the Special Development Permit and Tentative Map with modified conditions. To modify Condition of Approval (COA) 9.I. to include "Tree selections shall be of large native species as appropriate for the site."; to modify COA 3.B. to read "The project will provide 12.5% Below Market Rate ownership dwellings,"; to modify COA 4.J. to read "The Homeowners Association shall be required to maintain and keep up to date transit information and rideshare information for display." Comm. Simons seconded.

Motion carried unanimously, 5-0, Comm. Klein absent.

This item is appealable to City Council no later than January 24, 2006.